

RECORDED 6/22/95
PAGE NO. 392
MINUTE BOOK NO 44

PRELIMINARY SITE PLAN
PDC-95-04/95-S-14(P) - CARGOR PARTNER II, LTD. (UNIVERSITY SQUARE)

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the recommendation of the Planning Commission, the criteria set forth in Manatee County Ordinance No. 90-01, the Manatee County Land Development Code; and finding PDC-95-04/95-S-14(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDC-95-04/95-S-14(P) - Cargor Partner II, Ltd. (University Square) is hereby approved to allow a 133,125 square foot shopping center granting Special Approval for an amendment to a special exception project with the following stipulations and modification:

STIPULATIONS:

1. A wall or fence, constructed to a height of 6 feet above the finish floor elevation of the shopping center, shall be provided along the eastern property line adjacent to the residentially zoned property prior to the first Certificate of Occupancy for the shopping center.
2. The hedge along the north property line shall maintain an 80 percent opacity between a height of two to six feet (2 - 6') at maturity.
3. Signage located adjacent to Country Oaks Drive shall be limited to a ground sign. All other signage on site shall comply with the regulations of the Land Development Code.
4. Prior to final site plan approval, the final subdivision plat for the shopping center shall be amended to modify the number and configuration of lots and to relocate the 25 foot wide access easement adjacent to University Parkway to reflect the modified circulation system of the shopping center.
5. A variable width buffer up to 50' within the existing upland area between the existing wetlands and the existing parking/circulation facilities and retention areas shall be provided around the wetlands located adjacent to the northern and western portion of the site west of the drive access on Country Oaks Boulevard prior to final site plan approval. The intention of this stipulation is to create a buffer or open space as currently located on the site plan. A buffer enhancement plan to provide additional plantings of native plant species shall be approved by the Director of the Environmental Action Commission prior to final site plan approval and installed prior to the first Certificate of Occupancy for the shopping center.
6. An acceleration/deceleration lane shall be provided for the driveway on University Parkway prior to the first Certificate of Occupancy for the shopping center. The driveway on University Parkway shall be limited to right turn in, right turn out only and shall be shared with the property to the east.
7. A 30 foot wide wetland buffer, pursuant to Section 719.11 of the Land Development Code, shall be provided from all DEP wetlands for all new development on site. This shall not require the removal of the existing lift station or FP&L transformer which is currently located within the proposed buffer area.
8. An application for a Fugitive Particulate Abatement Plan and an 8 1/2" x 11" map of the construction area shall be submitted to the Director of the Environmental Action Commission for review and approval prior to the approval of a Final Site Plan for the project.
9. Building setbacks shall be as graphically depicted on the site plan.

MODIFICATION:

1. Modification to Section 715.6.1 of the Land Development Code to allow 12 consecutive parking spaces without an internal island.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 22nd day of June, 1995.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: _____

Stan Stephen
Chairman

ATTEST:

R. B. SHORE

Clerk of the Circuit Court

3-1: *[Signature]* *[Signature]* *[Signature]*